

## DEPARTMENTAL MISSION

The Mission of the Department of Consumer and Regulatory Affairs (DCRA) is to protect the health, safety, and welfare of District residents and those who work in and visit the Nation's Capital. DCRA's mission is also to facilitate sound business practices and safe development through ensuring adherence with the District's health and safety codes as well as business, occupational, and professional licensing requirements.



DCRA's goals are to streamline our procedures, provide quality customers service and make DCRA a viable resource for people living and working in Washington, D.C. DCRA regulates business and professional licensing, land and building use, construction safety, rental housing and neighborhood stabilization.

- ◆ **Office for Disabilities Affairs**  
ADA Program Coordinator  
(202) 442-4352  
(TTD) Hearing Impaired (202) 442-4526.

Information is available upon request, in alternative formats: Braille, Large Print, Disks or Tapes.

- ◆ **The Department of Consumer and Regulatory Affairs (DCRA) is an equal opportunity employer.**

### D.C. Inspector General Hotline

If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any D.C. government agency, official or program, contact the Office of the Inspector General (OIG) at the OIG Hotline, (202) 727-0267 or (800) 521-1639 (toll free). All reports are confidential and you may remain anonymous. By law, government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in properties cases.



Department of Consumer and Regulatory Affairs  
Housing Regulation Administration  
941 North Capitol Street, N.E., Suite 7100  
Washington, D.C. 20002

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Telephone: (202) 442-4400  
[www.dcra.dc.gov](http://www.dcra.dc.gov)

## TENANT'S GUIDE to EVICTIONS

### HOUSING REGULATION ADMINISTRATION



Government of the District of Columbia  
**ANTHONY A. WILLIAMS, MAYOR**  
Department of Consumer and Regulatory Affairs  
**DAVID A. CLARK, DIRECTOR**



### **A LANDLORD MAY EVICT A TENANT WHEN**

- A tenant does not pay rent
- A tenant violates his lease by doing something that the lease prohibits such as:
  - Overcrowding
  - Pets
  - Illegal acts; gambling, prostitution, drugs, etc.
  - A tenant is a squatter or trespasser
- A landlord decides to live in the unit for his own personal use and occupancy
- A contract purchaser intends to buy the unit for personal use and occupancy
- A landlord is going to discontinue use of the residential property
- Demolition of property
- Substantial rehabilitation or alteration/repair



Evictions are prohibited when a 50 percent or greater chance of precipitation is forecast for the next 24 hours, or if weather forecast is for temperatures below 32 degrees fahrenheit over the next 24 hours.



If you receive a notice to quit or vacate you should appear in court to defend yourself or at least call the court and request another date to appear. If you do not appear the Judge may grant a judgment for eviction and the eviction will proceed.

### **SUPERIOR COURT OF THE DISTRICT OF COLUMBIA, LANDLORD AND TENANT**

(202) 879-1152 General Information  
(202) 879-4879 Clerk

### **A NOTICE TO VACATE MUST BE FILED WITH THE RENTAL ACCOMMODATIONS AND CONVERSION DIVISION (RACD)**

The notice must detail the factual basis for the eviction, identify minimum time to vacate, state that the property is registered, state your rights to relocation assistance if required; and provide the address and phone number for RACD.

### **IF YOU BELIEVE THE NOTICE IS ISSUED INCORRECTLY CONTACT RACD (202) 442-9505**

### **TIME FRAME FOR NOTICES TO VACATE**

- Violation of Lease Agreement (30 days)
- Substantial Rehabilitation (120 days)
- Landlord Immediate/Personal Use (90 days)
- Contract Purchasers Personal Use (90 days)
- Discontinuance (180 days)
- Demolition (180 days)



### **A GUIDE TO FREE OR LOW COST LEGAL SERVICES**

**D.C. Law Students in Court Program**  
806 - 7<sup>th</sup> Street, NW, Suite 300  
Washington, DC 20001  
(202) 638-4798

**Neighborhood Legal Services Program**  
(listed below are the NLSP Offices and locations)

**Southeast/Southwest**  
1213 Good Hope Road, SE  
Washington, DC 20020  
(202) 678-2000

**Northwest/Northeast**  
701 - 4<sup>th</sup> Street, NW  
Washington, DC 20001  
(202) 682-2700 (NW) - 1<sup>st</sup> floor  
(202) 682-2735 (NE) - 3<sup>rd</sup> floor

**Bread for the City**  
1525 - 7<sup>th</sup> Street, NW  
Washington, DC 20001  
(202) 628-1161

**Legal Aid Society of the District of Columbia**  
666 - 11<sup>th</sup> Street, NW, Suite 800  
Washington, DC 20001  
(202) 662-9600

**Harrison Institute for Public Law**  
111 - F Street, NW, Room 102  
Washington, DC 20001  
(202) 662-9600

**George Washington University  
Community Legal Clinic**  
2000 - G Street, NW, Suite 200  
Washington, DC 20052  
(202) 994-7463